



# Maple Trail Ranch +/-195.2 Acres



This jewel located in north central Edwards County is a unique ranch near the end of road. It is not in a subdivision and has no restrictions. The neighbor ranches are large and there is **Abundant Wildlife.**

Located 9 miles due north of Rocksprings

Access roads are in excellent conditions with 80% being county maintained

Located near the end of the road, very private Not in a subdivision, no restrictions, no POA  
Property is surrounded by large neighbors. This being the smallest parcel anywhere in the area.

2 sides have huge, low fenced ranches as neighbors

A system of seasonal dry creeks run together on the property and run out to the southeast.

They are lined with heavy vegetation providing great habitat for wildlife

Terrain is level with abundant topsoil and little rock. Gentle rolling to the creek bottoms providing great views to the south. This terrain makes the ranch 100% useable

Good ranch road system traversing the ranch makes it easy to access the blinds and feeders

Three 2-person ground blinds, 3 feeders, 1 water guzzler system centrally located

Electricity nearby and easement in place

Caliche pad campsite established in the northeast corner with a circle drive

Plentiful wildlife includes whitetail, axis, turkey, dove, occasional aoudad and blackbuck; minimal hog activity

For the last 9 years current owners have lightly hunted the ranch with family  
and have practiced intense wildlife management and brush control

Property is fenced on 3 sides and well staked and marked along the west side

Wildlife management tax exempt

This ranch must be seen to be appreciated Priced at \$725,000 Listing #197

## Western Hill Country Realty

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830-683-4435



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